

068.0

0005

0003.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

962,000 / 962,000

USE VALUE:

962,000 / 962,000

ASSESSED:

962,000 / 962,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZOELLER KAREN F & RALPH A JR	
Owner 2:	
Owner 3:	

Street 1: 6 BEVERLY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: WILT ALAN M/VICKY T -	
Owner 2: -	

Street 1: 181 SUMMER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 12,020 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1949, having primarily Vinyl Exterior and 2428 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value
	Notes

104	Two Family	12020	Sq. Ft.	Site	0	70.	0.58	5		Med. Tr	-10			491,780			491,800
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	12020.000	469,400	800	491,800	962,000		43651
							GIS Ref
							GIS Ref
							Insp Date
							10/05/18



Patriot Properties Inc.  
USER DEFINED

Prior Id #1: 43651

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,500	800	12,020.	491,800	962,100	962,100	Year End Roll	12/18/2019
2019	104	FV	368,900	800	12,020.	498,800	868,500	868,500	Year End Roll	1/3/2019
2018	104	FV	369,800	800	12,020.	372,300	742,900	742,900	Year End Roll	12/20/2017
2017	104	FV	346,800	800	12,020.	337,200	684,800	684,800	Year End Roll	1/3/2017
2016	104	FV	346,800	800	12,020.	323,200	670,800	670,800	Year End	1/4/2016
2015	104	FV	289,300	800	12,020.	274,000	564,100	564,100	Year End Roll	12/11/2014
2014	104	FV	289,300	800	12,020.	259,900	550,000	550,000	Year End Roll	12/16/2013
2013	104	FV	289,300	800	12,020.	247,300	537,400	537,400		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILT ALAN M/VIC	62401-373		8/8/2013	Estate/Div	535,000	No	No		VICKI LYNN WILT D.O.D. 6/27/2013.
HIGGINS BRAD A	40656-419		8/27/2003		489,000	No	No		
	17043-500		5/1/1986		190,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	419	Heat App	14,000	C				
3/20/2018	288	Dormers	90,000	C				
11/6/2017	2018	Inter-De	4,000	C				
11/6/2013	1634	Manual	6,000	C				
6/6/2006	434	Re-Roof	5,200	C				

## ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
1/31/2014	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	294	PATRIOT
11/3/2003	MLS	HC	Helen Chinal
1/13/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
1/1/1992		AM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

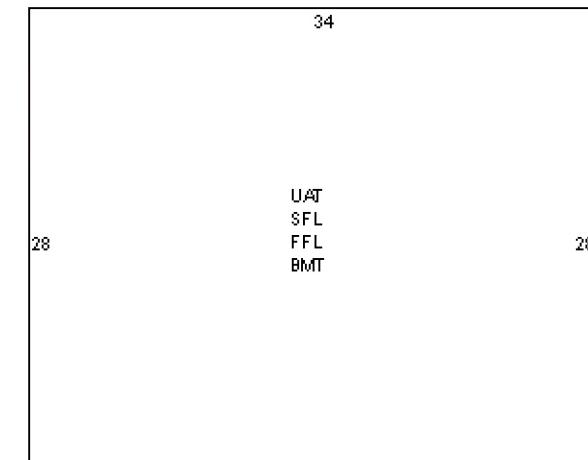
Type:	12 - Multi-Conver
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	3 - Aluminum 30%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

EST UAT.

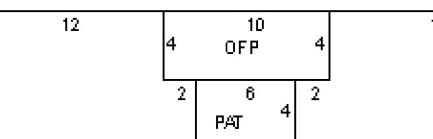
**SKETCH**

34

UAT  
SFL  
FFL  
BMT

28

28

**GENERAL INFORMATION**

Grade: C - Average

Year Blt: 1949 Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact: .

Const Mod:

Lump Sum Adj:

**INTERIOR INFORMATION**

Avg Ht/FL: STD

Prim Int Wall: 1 - Drywall

Sec Int Wall:

%:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

%

Bsmt Flr: 12 - Concrete

Subfloor:

Bsmt Gar: 1

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 1 - Forced H/Air

# Heat Sys: 2

%

% Heated: 100 % AC: 100

Solar HW: NO Central Vac: NO

% Com Wall

% Sprinkled:

**MOBILE HOME**

Make:

Model:

Serial #:

Year:

Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	104						
19	Patio	D	Y	1	13X22	A	AV	1990	3.56	T	23.2	104		800			800	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 10 BRS: 4 Baths: 2 HB	

**CONDO INFORMATION**

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond: GD - Good	18. %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	18.6 %

**CALC SUMMARY**

Basic \$ / SQ:	160.00
Size Adj.:	1.20147061
Const Adj.:	0.98990101
Adj \$ / SQ:	190.294
Other Features:	115852
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576705
Depreciation:	107267
Depreciated Total:	469438
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr:
Special Features:	0 Val/Su Net:
Final Total:	Val/Su SzAd
469400	246.53

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	952	68.220	64,946	BMT	100	RRM	30		
FFL	First Floor	952	190.290	181,160						
SFL	Second Floor	952	190.290	181,160	UAT	100	FLA	100	A	
UAT	Upper Attic	238	133.210	31,703						
OPF	Open Porch	40	43.560	1,742						
PAT	Patio	24	5.940	143						
Net Sketched Area:				3,158	Total:	460,854				
Size Ad	1904	Gross Are	3872	FinArea	2428					

**SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc**

More: N

Total Yard Items: 800

Total Special Features:

Total: 800